

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2011

Vancouver CMA

In April 2011, housing starts totalled 1,329 units in the Vancouver CMA, an increased vis-à-vis the same month a year ago. Nearly three quarters of all housing starts were multiple-family units.

Multiple-family housing starts continue to grow in popularity throughout the CMA. More than two thirds of all

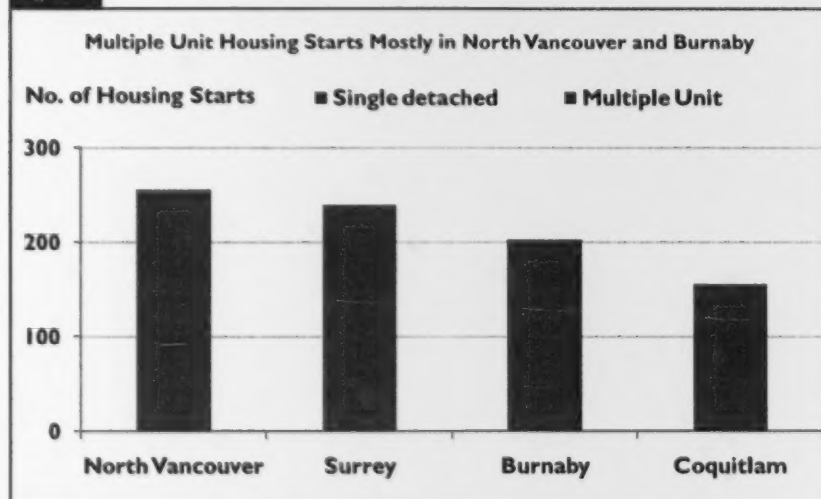
multiple-family starts in April occurred in the North Vancouver District and the City of Burnaby, reflecting the strong housing demand in these areas.

The Abbotsford CMA reported 21 housing starts in April, totalling 188 homes for the first four months of the year. More than three quarters of all housing starts so far this year were multiple-family units.

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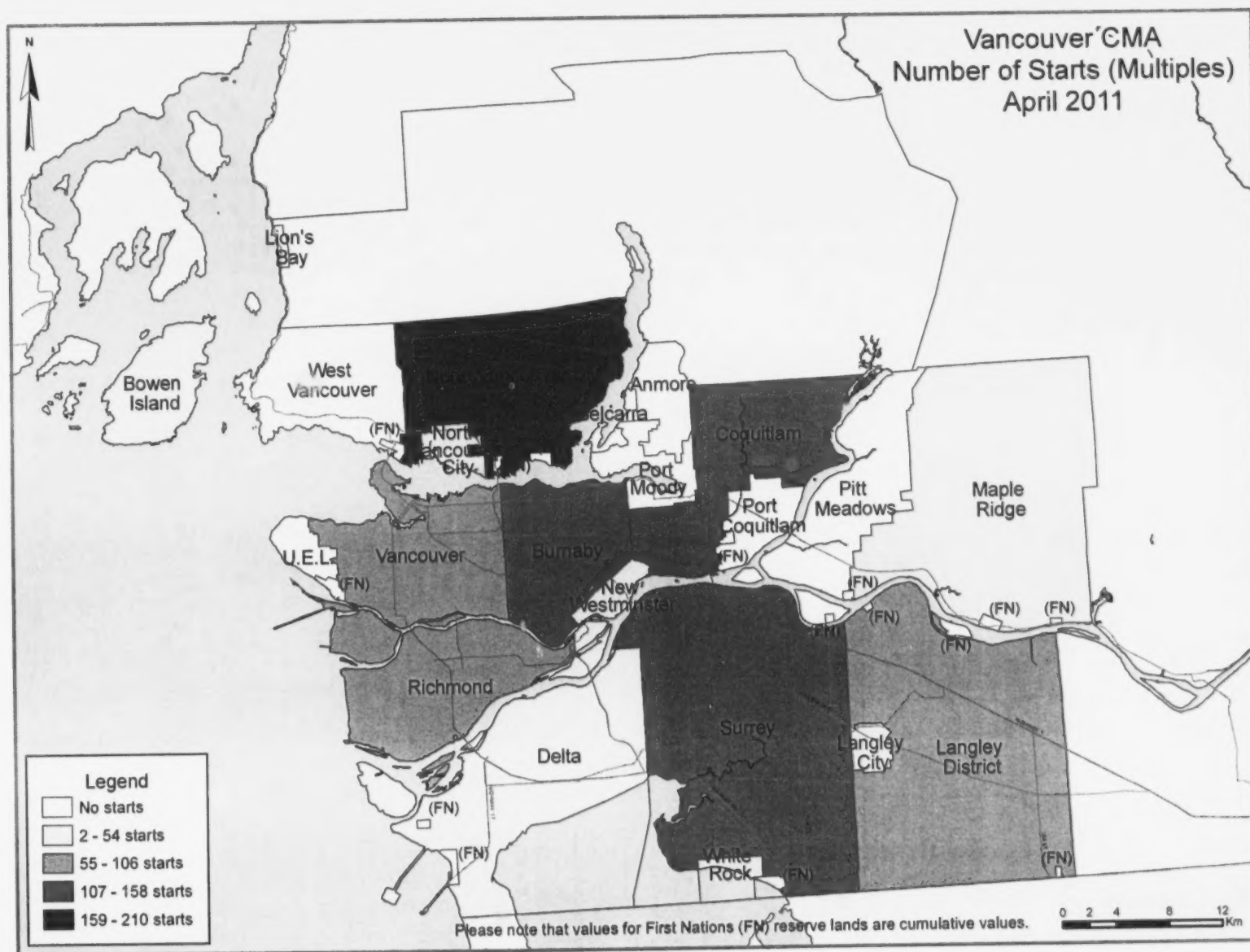
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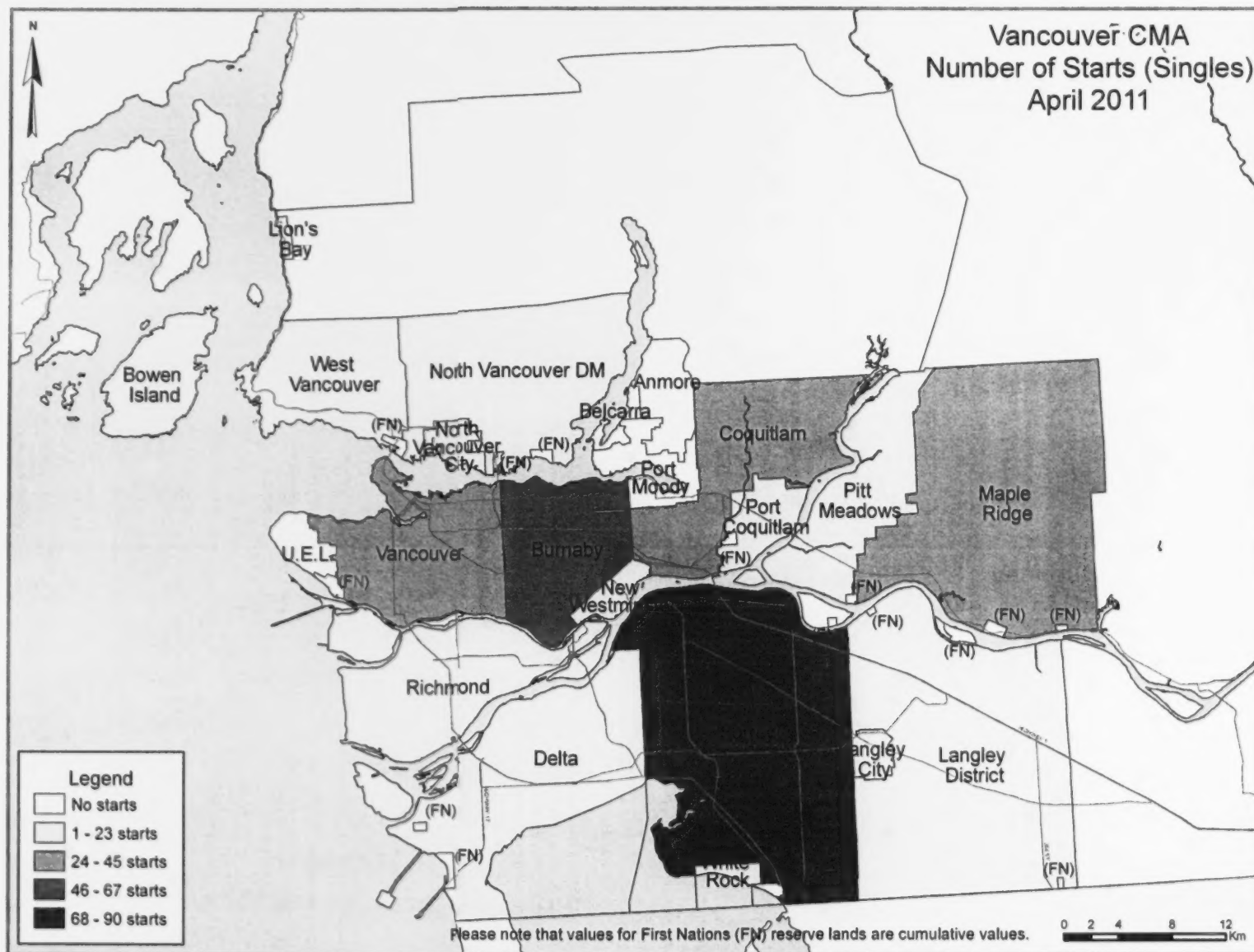
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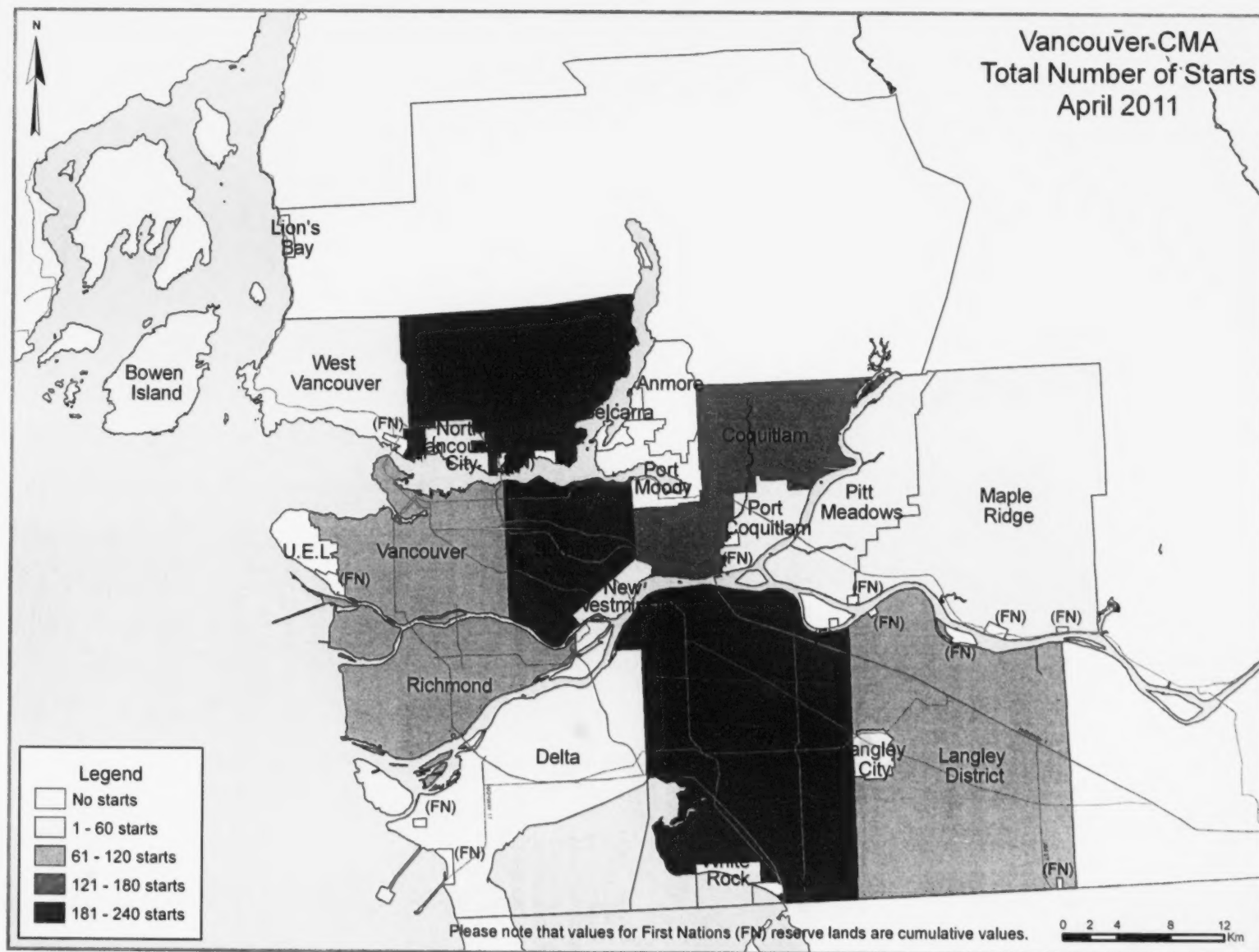
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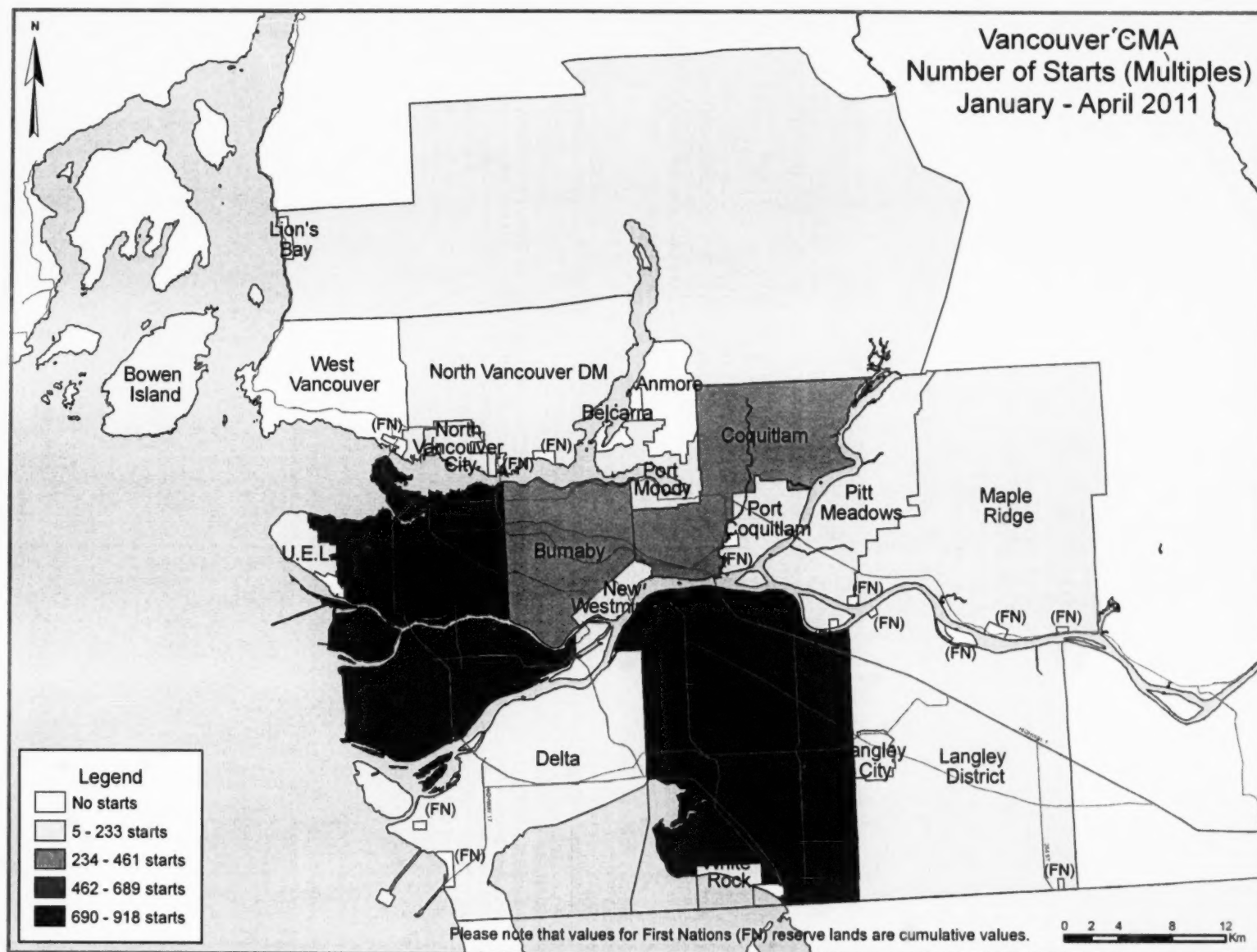
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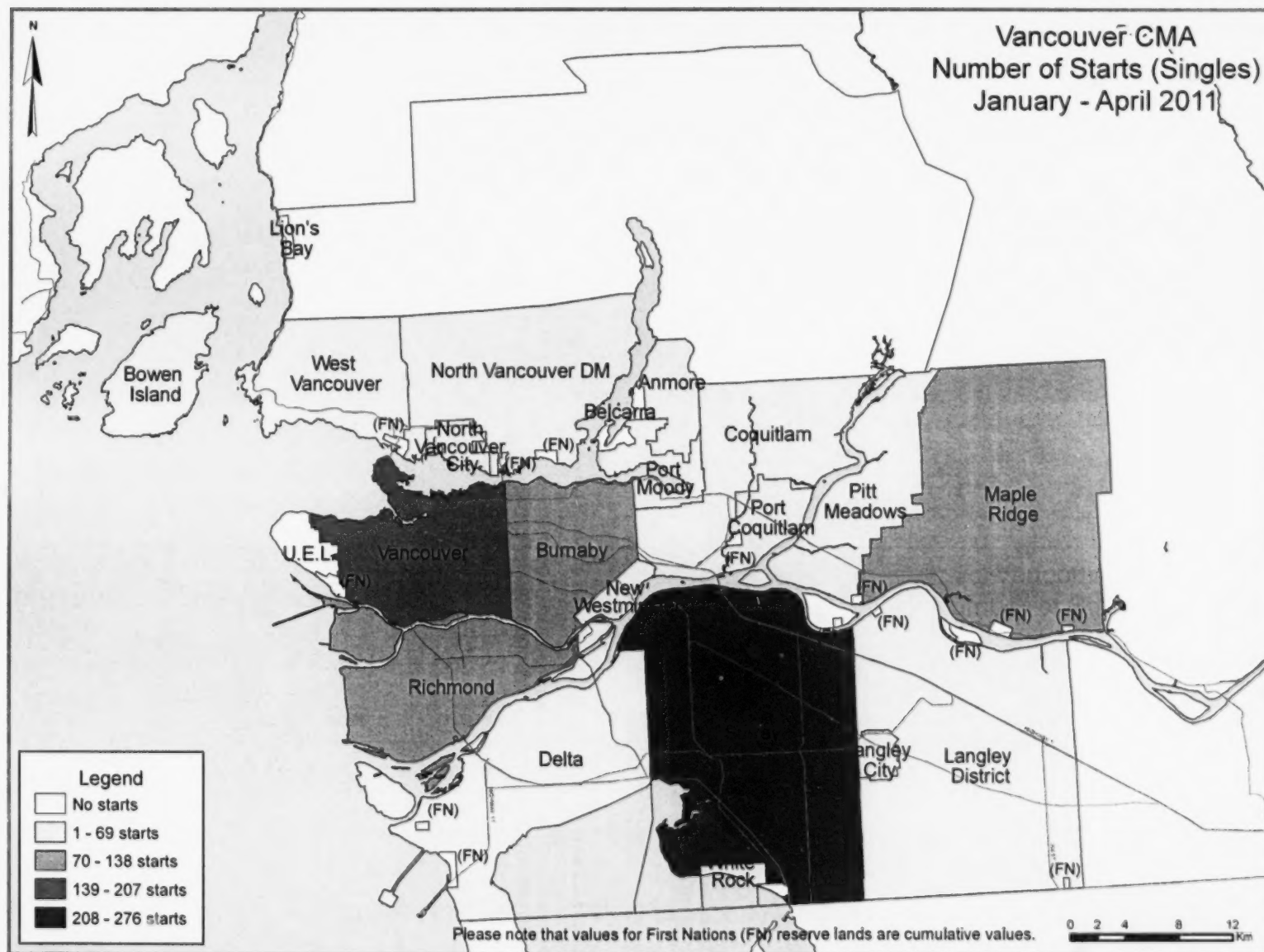


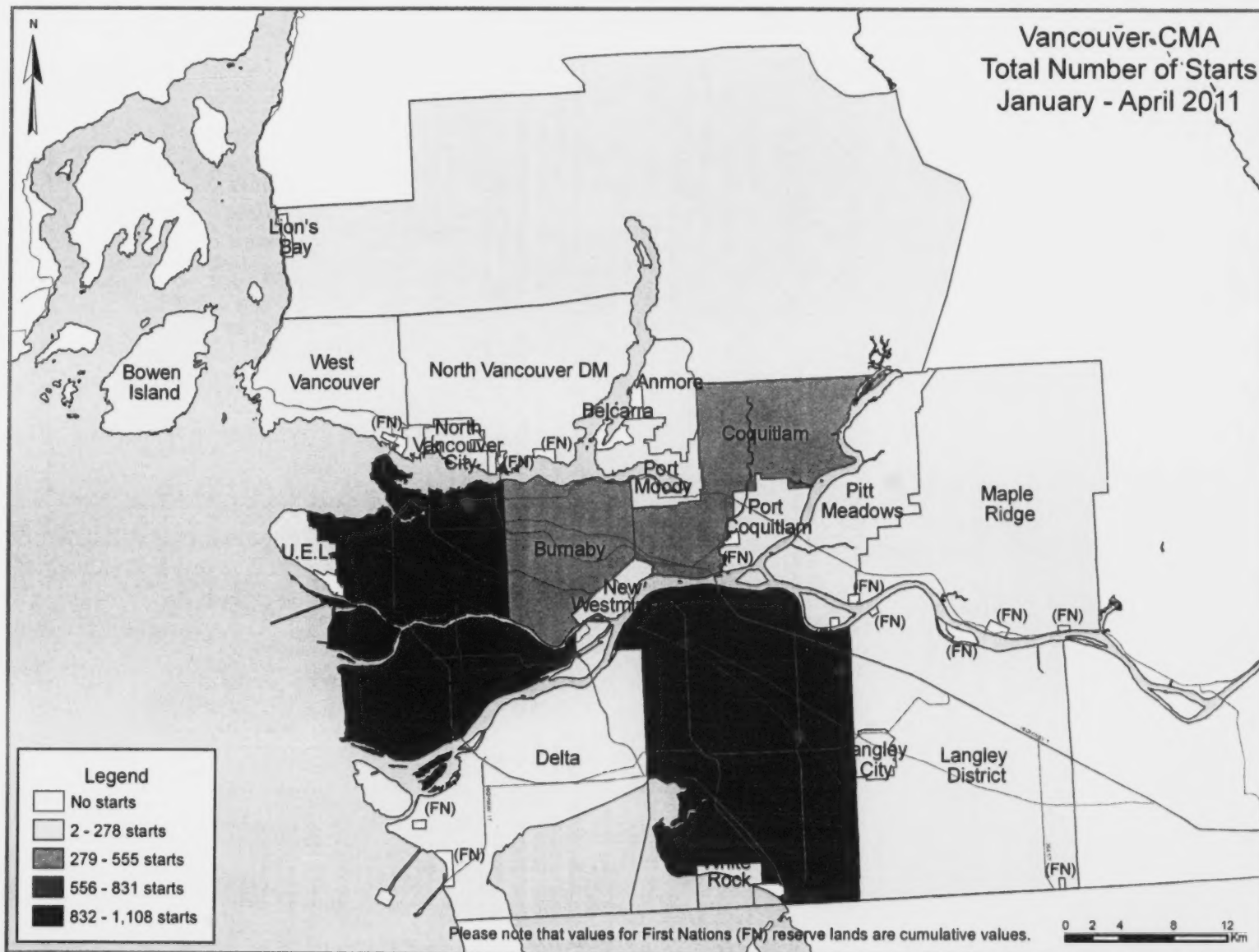
Vancouver CMA
Number of Starts (Singles)
April 2011

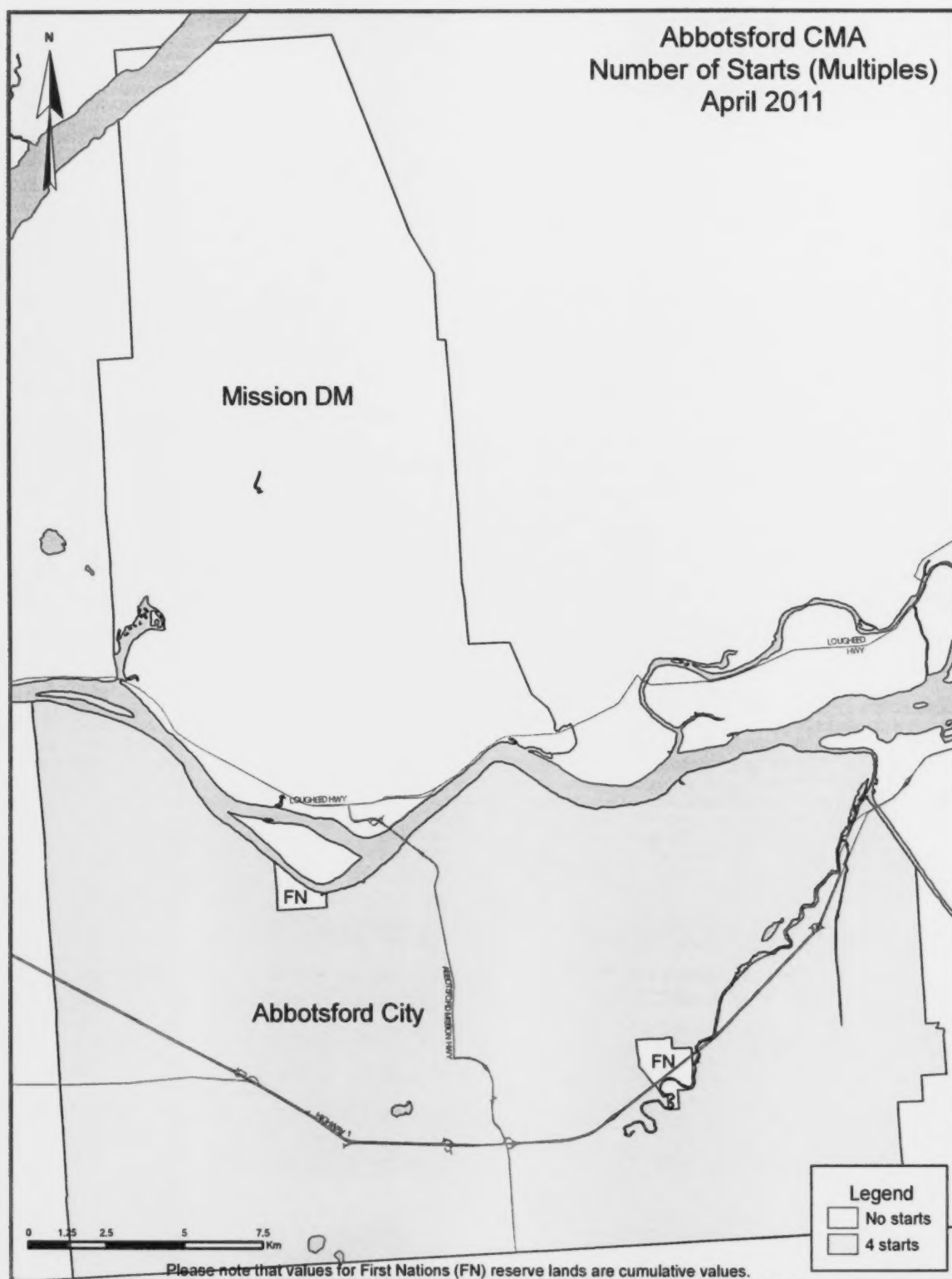


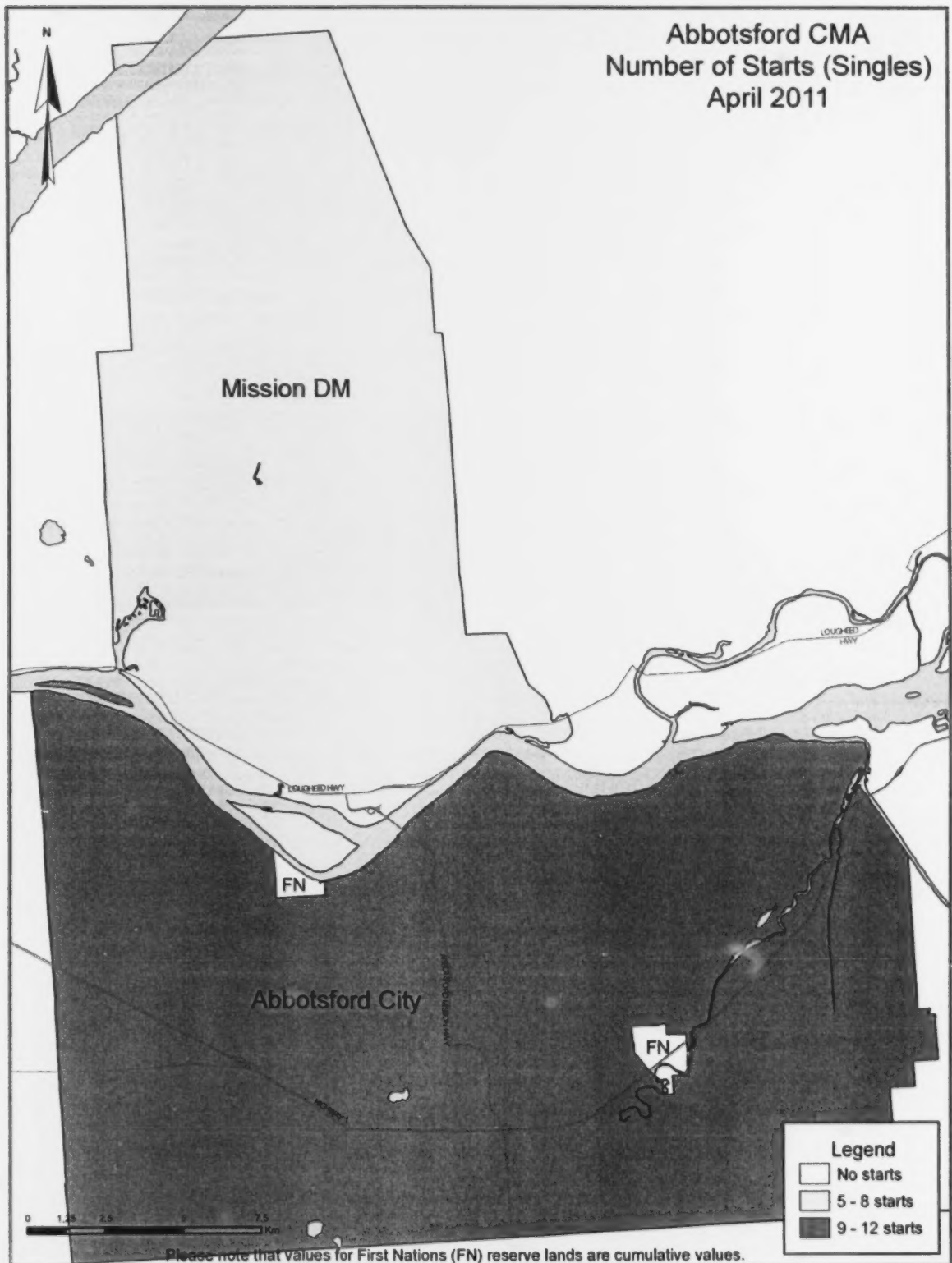


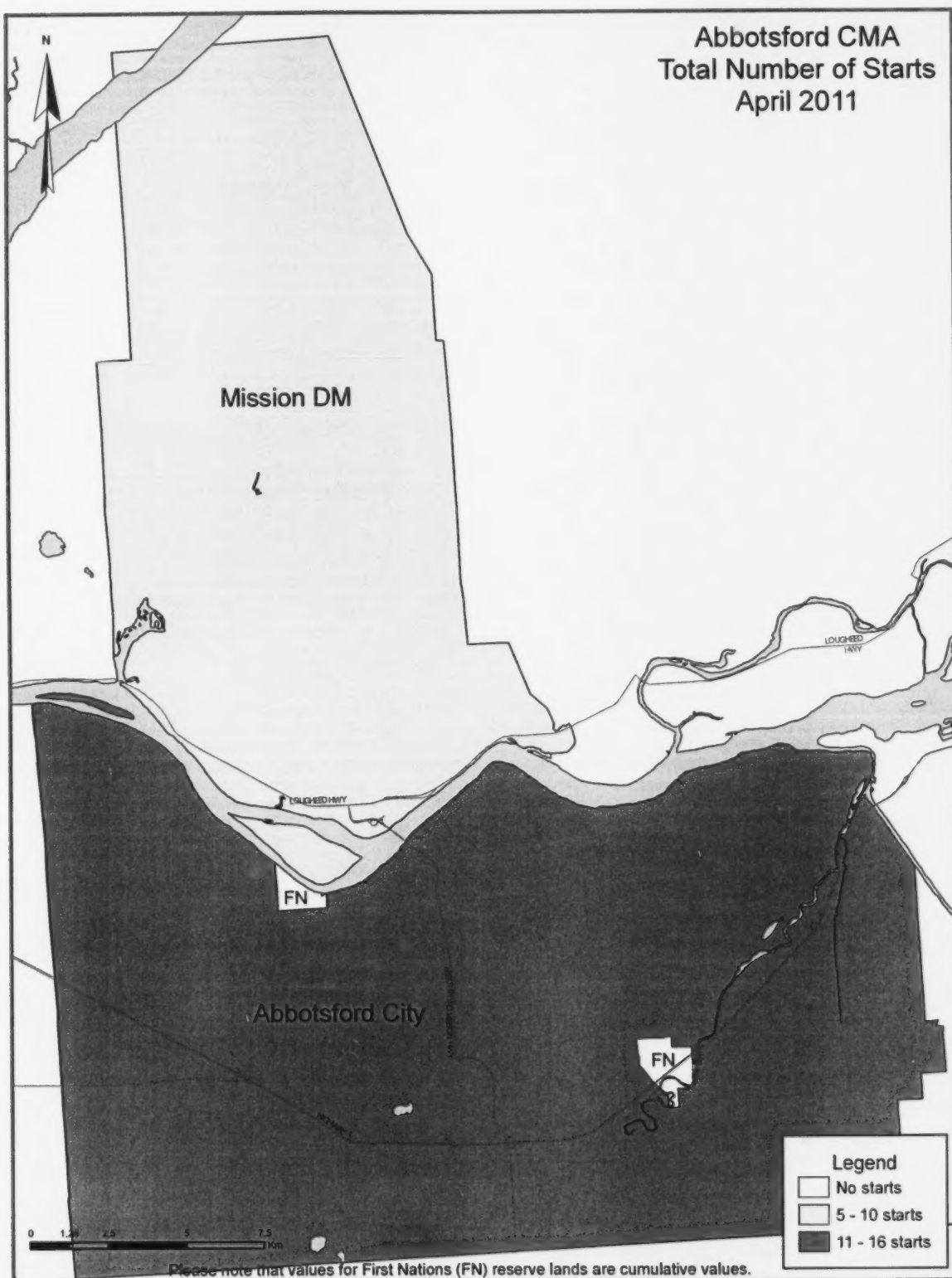


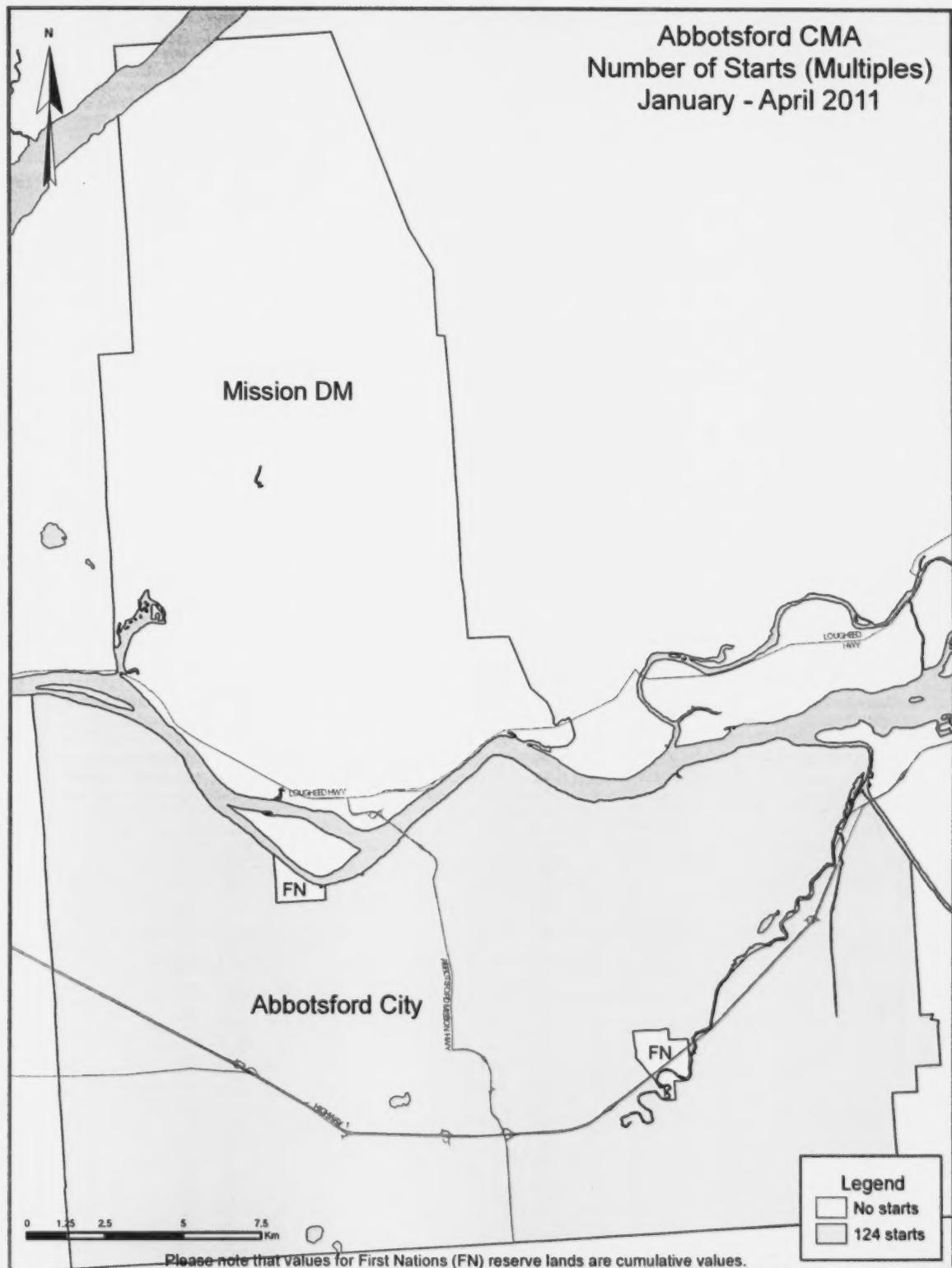


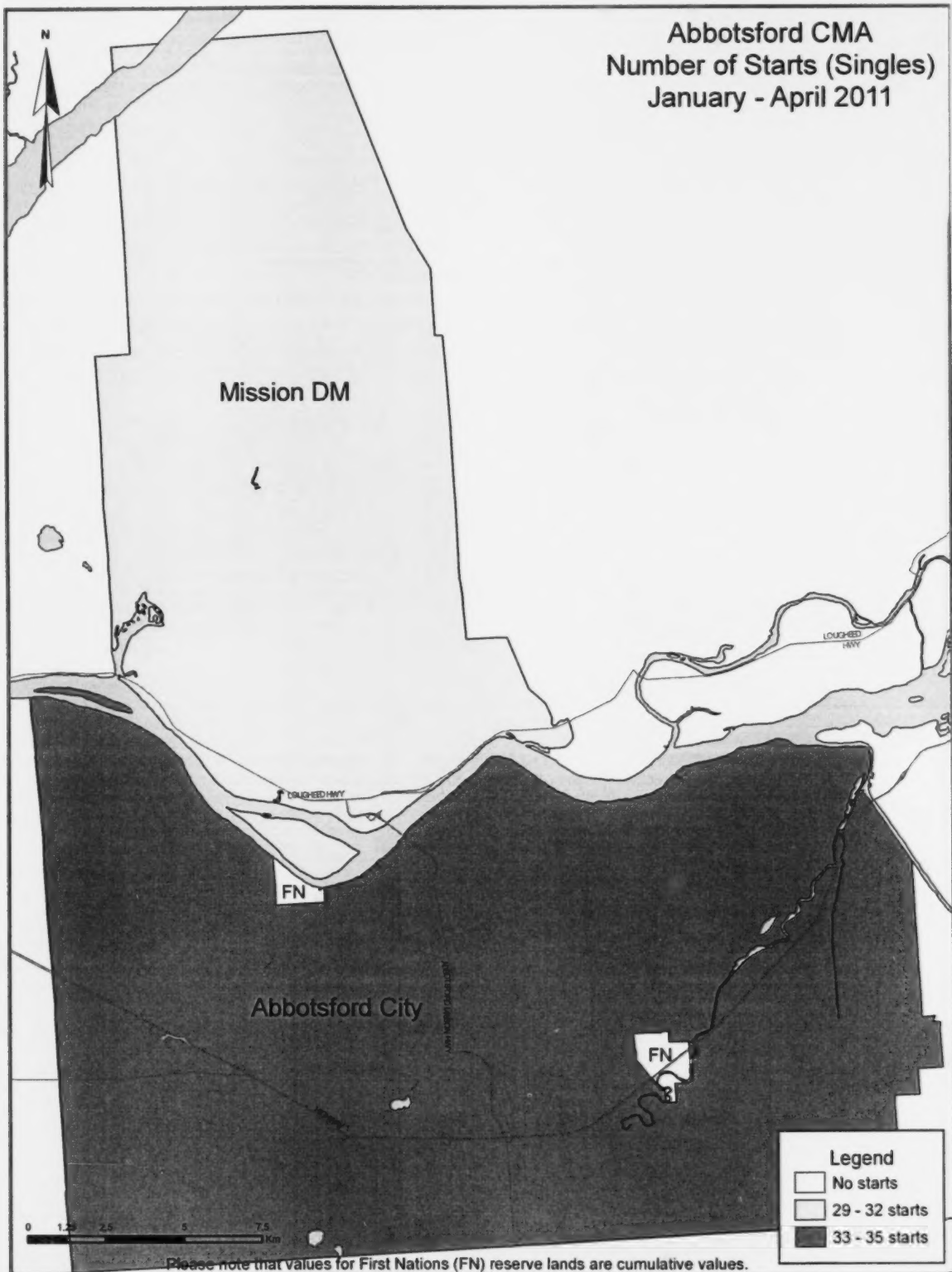


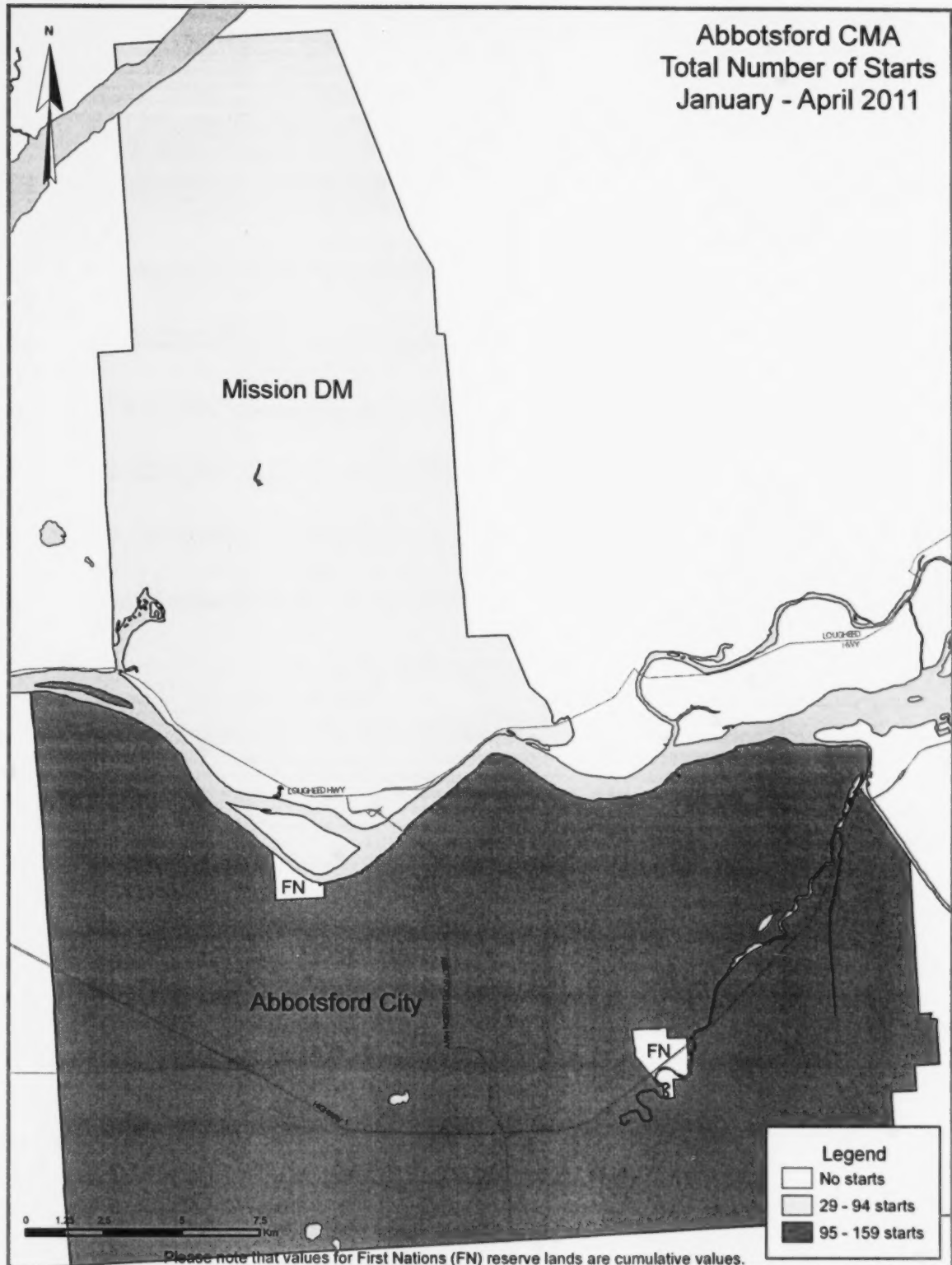












HOUSING NOW REPORT TABLES

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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 5 MLS® Residential Activity
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- 1.2 History of Housing Activity (once a year)
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SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	325	24	162	3	338	277	11	189	1,329
April 2010	415	20	82	16	273	414	11	29	1,260
% Change	-21.7	20.0	97.6	-81.3	23.8	-33.1	0.0	**	5.5
Year-to-date 2011	878	96	408	7	988	2,127	79	554	5,137
Year-to-date 2010	1,453	92	460	17	676	1,345	35	380	4,458
% Change	-39.6	4.3	-11.3	-58.8	46.2	58.1	125.7	45.8	15.2
UNDER CONSTRUCTION									
April 2011	2,936	232	1,232	20	2,191	9,728	196	1,167	17,702
April 2010	3,150	222	940	36	1,941	7,565	43	794	14,691
% Change	-6.8	4.5	31.1	-44.4	12.9	28.6	**	47.0	20.5
COMPLETIONS									
April 2011	284	12	73	7	283	224	8	87	978
April 2010	291	22	40	0	246	771	1	12	1,383
% Change	-2.4	-45.5	82.5	n/a	15.0	-70.9	**	**	-29.3
Year-to-date 2011	1,062	56	246	24	663	916	55	300	3,322
Year-to-date 2010	1,010	60	235	8	716	3,909	2	239	6,179
% Change	5.1	-6.7	4.7	200.0	-7.4	-76.6	**	25.5	-46.2
COMPLETED & NOT ABSORBED									
April 2011	723	72	160	7	405	1,467	6	212	3,052
April 2010	440	45	80	3	213	1,524	0	18	2,323
% Change	64.3	60.0	100.0	133.3	90.1	-3.7	n/a	**	31.4
ABSORBED									
April 2011	307	14	53	2	277	248	7	69	977
April 2010	317	23	26	0	278	810	1	16	1,471
% Change	-3.2	-39.1	103.8	n/a	-0.4	-69.4	**	**	-33.6
Year-to-date 2011	1,089	78	224	23	667	1,492	50	131	3,754
Year-to-date 2010	1,128	80	238	8	774	3,093	2	65	5,388
% Change	-3.5	-2.5	-5.9	187.5	-13.8	-51.8	**	101.5	-30.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
April 2011	50	18	0	0	0	135	0	0	203
April 2010	20	8	0	0	30	37	0	0	95
Delta									
April 2011	6	2	2	0	0	0	0	0	10
April 2010	13	0	0	0	4	55	1	3	76
Langley									
April 2011	22	0	56	0	32	51	1	0	162
April 2010	24	0	14	0	17	0	1	0	56
Maple Ridge / Pitt Meadows									
April 2011	43	2	0	0	0	0	0	0	45
April 2010	38	0	0	0	0	0	0	0	38
New Westminster									
April 2011	7	0	0	0	7	0	0	0	14
April 2010	13	0	0	15	10	97	0	0	135
North Vancouver									
April 2011	5	0	8	2	4	91	0	146	256
April 2010	6	2	2	0	3	129	0	0	142
Richmond									
April 2011	20	0	20	1	62	0	0	0	103
April 2010	0	2	10	0	32	0	0	0	44
Surrey									
April 2011	90	0	14	0	136	0	0	0	240
April 2010	227	0	2	0	164	0	0	26	419
Tri-Cities									
April 2011	42	2	28	0	85	0	0	1	158
April 2010	34	2	20	0	7	0	0	0	63
University Endowment Lands									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2011	30	0	22	0	12	0	10	42	116
April 2010	29	6	22	1	6	96	9	0	169
West Vancouver									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	8	0	0	0	0	0	0	0	8
White Rock									
April 2011	3	0	6	0	0	0	0	0	9
April 2010	0	0	12	0	0	0	0	0	12
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2011	325	24	162	3	338	277	11	189	1,329
April 2010	415	20	82	16	273	414	11	29	1,260

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
April 2011	221	86	0	0	121	1,316	0	0	1,744
April 2010	143	66	0	0	103	1,161	5	0	1,478
Delta									
April 2011	93	6	8	0	31	111	3	2	254
April 2010	95	2	0	0	63	106	1	7	274
Langley									
April 2011	161	2	174	0	230	326	3	0	896
April 2010	154	4	136	0	172	62	1	0	529
Maple Ridge / Pitt Meadows									
April 2011	161	2	0	0	130	0	2	71	366
April 2010	193	0	0	0	133	165	1	2	494
New Westminster									
April 2011	63	0	0	8	38	130	0	129	368
April 2010	47	2	0	21	10	549	0	0	629
North Vancouver									
April 2011	83	4	68	2	25	553	1	198	934
April 2010	65	20	12	3	147	397	0	0	644
Richmond									
April 2011	337	10	304	2	347	748	8	231	1,987
April 2010	192	6	210	7	139	654	0	2	1,210
Surrey									
April 2011	836	8	18	6	732	1,487	9	28	3,124
April 2010	1,326	10	50	4	932	1,036	0	177	3,535
Tri-Cities									
April 2011	91	28	152	0	278	1,042	0	1	1,592
April 2010	177	14	153	0	112	181	0	50	687
University Endowment Lands									
April 2011	4	0	0	0	7	168	0	0	179
April 2010	7	0	0	0	2	108	0	134	251
Vancouver City									
April 2011	653	74	464	2	243	3,838	170	507	5,951
April 2010	547	86	327	1	128	3,108	35	420	4,652
West Vancouver									
April 2011	159	12	0	0	0	0	0	0	171
April 2010	129	12	0	0	0	8	0	0	149
White Rock									
April 2011	11	0	38	0	9	9	0	0	67
April 2010	16	0	50	0	0	30	0	0	96
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2011	2,936	232	1,232	20	2,191	9,728	196	1,167	17,702
April 2010	3,150	222	940	36	1,941	7,565	43	794	14,691

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
April 2011	19	2	0	0	11	0	0	0	32
April 2010	19	12	0	0	0	33	0	0	64
Delta									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	15	0	0	0	0	0	0	1	16
Langley									
April 2011	17	0	16	0	38	0	1	0	72
April 2010	16	0	12	0	19	0	1	0	48
Maple Ridge / Pitt Meadows									
April 2011	13	0	0	7	12	0	0	0	32
April 2010	37	0	0	0	0	0	0	0	37
New Westminster									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	2	0	0	0	0	0	0	0	2
North Vancouver									
April 2011	11	2	6	0	0	0	0	0	19
April 2010	8	0	2	0	0	0	0	0	10
Richmond									
April 2011	6	0	2	0	0	125	0	0	133
April 2010	0	0	0	0	73	314	0	0	387
Surrey									
April 2011	139	0	2	0	165	99	0	13	418
April 2010	168	0	6	0	87	66	0	11	338
Tri-Cities									
April 2011	24	2	29	0	57	0	0	1	113
April 2010	3	0	18	0	41	0	0	0	62
University Endowment Lands									
April 2011	1	0	0	0	0	0	0	72	73
April 2010	1	0	0	0	0	91	0	0	92
Vancouver City									
April 2011	27	4	12	0	0	0	7	1	51
April 2010	12	10	0	0	26	267	0	0	315
West Vancouver									
April 2011	14	2	0	0	0	0	0	0	16
April 2010	3	0	0	0	0	0	0	0	3
White Rock									
April 2011	1	0	4	0	0	0	0	0	5
April 2010	2	0	2	0	0	0	0	0	4
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2011	284	12	73	7	283	224	8	87	978
April 2010	291	22	40	0	246	771	1	12	1,383

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
April 2011	84	29	0	0	34	97	0	0	244
April 2010	37	8	0	0	6	46	0	0	97
Delta									
April 2011	21	0	0	0	12	0	0	0	33
April 2010	11	2	0	0	4	1	0	1	19
Langley									
April 2011	23	0	48	0	53	46	0	0	170
April 2010	16	2	16	2	21	52	0	0	109
Maple Ridge / Pitt Meadows									
April 2011	78	0	0	6	17	85	0	0	186
April 2010	32	0	0	1	14	32	0	0	79
New Westminster									
April 2011	9	2	0	1	0	99	0	0	111
April 2010	10	0	0	0	0	14	0	0	24
North Vancouver									
April 2011	12	4	10	0	23	71	0	0	120
April 2010	18	0	3	0	4	29	0	0	54
Richmond									
April 2011	28	3	38	0	14	29	0	1	113
April 2010	26	1	18	0	20	7	0	2	74
Surrey									
April 2011	285	0	4	0	160	516	0	41	1,006
April 2010	147	0	6	0	87	412	0	15	667
Tri-Cities									
April 2011	19	9	34	0	18	38	0	22	140
April 2010	8	5	17	0	26	124	0	0	180
University Endowment Lands									
April 2011	0	0	0	0	2	37	0	140	179
April 2010	0	0	0	0	5	17	0	0	22
Vancouver City									
April 2011	141	25	14	0	66	425	6	6	683
April 2010	93	27	10	0	21	746	0	0	897
West Vancouver									
April 2011	10	0	0	0	0	4	0	0	14
April 2010	32	0	0	0	3	21	0	0	56
White Rock									
April 2011	2	0	12	0	0	20	0	0	34
April 2010	3	0	10	0	2	23	0	0	38
Indian Reserves									
April 2011	0	0	0	0	6	0	0	0	6
April 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2011	723	72	160	7	405	1,467	6	212	3,052
April 2010	440	45	80	3	213	1,524	0	18	2,323

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
April 2011	16	5	0	0	11	34	0	0	66
April 2010	20	11	0	0	1	34	0	0	66
Delta									
April 2011	16	0	0	0	3	0	0	2	21
April 2010	17	1	0	0	0	3	0	3	24
Langley									
April 2011	17	0	14	0	34	0	1	0	66
April 2010	19	0	4	0	18	3	1	0	45
Maple Ridge / Pitt Meadows									
April 2011	13	0	0	1	22	4	0	0	40
April 2010	39	0	0	0	0	0	0	0	39
New Westminster									
April 2011	3	0	0	1	0	4	0	0	8
April 2010	4	0	0	0	0	0	0	0	4
North Vancouver									
April 2011	8	0	2	0	2	0	0	0	12
April 2010	5	0	0	0	0	6	0	0	11
Richmond									
April 2011	6	0	2	0	0	129	0	0	137
April 2010	0	0	0	0	72	314	0	0	386
Surrey									
April 2011	153	0	2	0	146	46	0	12	359
April 2010	172	0	6	0	102	48	0	13	341
Tri-Cities									
April 2011	22	2	15	0	59	8	0	7	113
April 2010	4	0	14	0	36	14	0	0	68
University Endowment Lands									
April 2011	1	0	0	0	0	5	0	45	51
April 2010	1	0	0	0	2	90	0	0	93
Vancouver City									
April 2011	26	5	12	0	0	12	6	3	64
April 2010	19	11	0	0	47	294	0	0	371
West Vancouver									
April 2011	19	2	0	0	0	2	0	0	23
April 2010	9	0	0	0	0	2	0	0	11
White Rock									
April 2011	2	0	4	0	0	4	0	0	10
April 2010	3	0	2	0	0	2	0	0	7
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2011	307	14	53	2	277	248	7	69	977
April 2010	317	23	26	0	278	810	1	16	1,471

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	2	0	0	0	0	6	0	8	2	**
Burnaby - Mountain	0	0	0	0	0	0	75	0	75	0	n/a
Burnaby - North	14	4	0	2	0	4	0	0	14	10	40.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	3	4	0	0	0	0	37	10	40	-75.0
Burnaby - Central Park	1	6	4	2	0	26	0	0	5	34	-85.3
Burnaby - Remainder	29	7	10	4	0	0	60	0	99	11	**
Burnaby Total	50	20	18	8	0	30	135	37	203	95	113.7
Coquitlam	40	31	2	0	89	0	25	14	156	45	**
Delta - Tsawwassen	4	3	0	0	0	0	0	55	4	58	-93.1
Delta - Ladner	2	11	2	4	0	0	2	3	6	18	-66.7
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	6	14	2	4	0	0	2	58	10	76	-86.8
Langley City	1	0	0	0	0	0	51	0	52	0	n/a
Langley District	22	25	0	0	32	17	56	14	110	56	96.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	42	38	2	0	0	0	0	0	44	38	15.8
New Westminster	7	28	0	0	7	10	0	97	14	135	-89.6
North Vancouver City	2	0	4	2	0	3	35	2	41	7	**
North Vancouver DM	5	6	0	0	0	0	210	129	215	135	59.3
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	2	0	0	2	0	0	0	6	2	8	-75.0
Port Moody	0	3	0	0	0	7	0	0	0	10	-100.0
Richmond	21	0	6	14	56	20	20	10	103	44	134.1
Surrey - South	26	43	0	0	64	35	2	1	92	79	16.5
Surrey - Cloverdale	2	70	0	0	13	66	2	20	17	156	-89.1
Surrey - North	51	95	0	6	48	57	6	7	105	165	-36.4
Surrey - Guildford	0	3	0	0	0	0	0	0	0	3	-100.0
Surrey - Whalley	11	16	0	0	11	0	4	0	26	16	62.5
Surrey Total	90	227	0	6	136	158	14	28	240	419	-42.7
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	42	0	42	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	3	0	0	1	3	-66.7
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	2	2	0	0	0	0	0	0	2	2	0.0
Vancouver - Kerrisdale	0	4	0	0	0	0	0	2	0	6	-100.0
Vancouver - Marpole	0	5	0	0	0	0	0	2	0	7	-100.0
Vancouver - Eastside	11	9	0	4	0	3	10	106	21	122	-82.8
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	25	19	0	0	12	0	12	8	49	27	81.5
Vancouver Total	40	39	0	6	12	6	64	118	116	169	-31.4
West Vancouver	5	8	0	0	0	0	0	0	5	8	-37.5
White Rock	3	0	0	0	0	0	6	12	9	12	-25.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	339	442	34	42	332	251	624	525	1,329	1,260	5.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	2	9	0	0	0	0	0	0	2	9	-77.8
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	3	0	0	0	0	6	4	9	7	28.6
Burnaby - Mountain	1	0	0	0	0	0	75	0	76	0	n/a
Burnaby - North	29	18	8	2	0	4	13	0	50	24	108.3
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	8	17	18	6	12	0	0	37	38	60	-36.7
Burnaby - Central Park	2	11	8	10	0	26	0	0	10	47	-78.7
Burnaby - Remainder	47	35	16	26	40	5	134	153	237	219	8.2
Burnaby Total	88	81	50	44	52	35	222	190	412	350	17.7
Coquitlam	52	85	12	6	143	28	286	187	493	306	61.1
Delta - Tsawwassen	5	9	0	0	0	0	0	55	5	64	-92.2
Delta - Ladner	6	23	2	6	0	0	2	3	10	32	-68.8
Delta - North	23	24	2	0	0	23	4	0	29	47	-38.3
Delta	34	56	4	6	0	23	6	58	44	143	-69.2
Langley City	3	0	0	0	0	0	51	0	54	0	n/a
Langley District	59	68	0	0	85	96	106	72	250	236	5.9
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	96	121	2	0	28	31	0	21	126	173	-27.2
New Westminster	23	45	2	2	19	10	30	97	74	154	-51.9
North Vancouver City	8	0	6	8	4	3	155	4	173	15	**
North Vancouver DM	10	13	0	2	0	20	222	129	232	164	41.5
Pitt Meadows	1	5	0	0	0	0	71	0	72	5	**
Port Coquitlam	4	0	0	2	0	7	10	8	14	17	-17.6
Port Moody	2	6	0	0	5	13	0	0	7	19	-63.2
Richmond	76	59	32	24	187	42	567	199	862	324	166.0
Surrey - South	77	163	6	2	92	70	44	8	219	243	-9.9
Surrey - Cloverdale	43	248	14	0	71	81	47	81	175	410	-57.3
Surrey - North	129	294	2	6	147	155	115	92	393	547	-28.2
Surrey - Guildford	1	5	0	0	0	0	0	0	1	5	-80.0
Surrey - Whalley	26	31	0	0	11	0	259	0	296	31	**
Surrey Total	276	741	22	8	321	306	465	181	1,084	1,236	-12.3
University Endowment Lands	0	1	0	0	0	0	72	62	72	63	14.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	452	430	452	430	5.1
Vancouver - Kitsilano	2	2	2	4	6	8	62	0	72	14	**
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	6	3	0	0	0	0	0	2	6	5	20.0
Vancouver - Kerrisdale	5	17	0	0	0	0	8	6	13	23	-43.5
Vancouver - Marpole	12	16	0	2	0	0	6	4	18	22	-18.2
Vancouver - Eastside	78	78	10	14	47	18	91	318	226	428	-47.2
Vancouver - Mt. Pleasant	2	0	10	4	24	0	145	0	181	4	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	128	0	128	-100.0
Vancouver - Westside	84	67	0	2	15	0	28	42	127	111	14.4
Vancouver Total	190	183	22	26	92	26	804	930	1,108	1,165	-4.9
West Vancouver	33	27	0	0	0	0	0	0	33	27	22.2
White Rock	4	1	0	0	0	0	12	43	16	44	-63.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	964	1,505	152	128	936	640	3,085	2,185	5,137	4,458	15.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	0	0	0
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	4	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	37	0	0
Burnaby - Central Park	0	26	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	60	0	0	0
Burnaby Total	0	30	0	0	135	37	0	0
Coquitlam	89	0	0	0	24	14	1	0
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	3
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	2	55	0	3
Langley City	0	0	0	0	51	0	0	0
Langley District	32	17	0	0	56	14	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	7	10	0	0	0	97	0	0
North Vancouver City	0	3	0	0	35	2	0	0
North Vancouver DM	0	0	0	0	64	129	146	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	6	0	0
Port Moody	0	7	0	0	0	0	0	0
Richmond	56	20	0	0	20	10	0	0
Surrey - South	64	35	0	0	2	0	0	1
Surrey - Cloverdale	13	66	0	0	2	2	0	18
Surrey - North	48	57	0	0	6	0	0	7
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	11	0	0	0	4	0	0	0
Surrey Total	136	158	0	0	14	2	0	26
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	42	0
Vancouver - Kitsilano	0	3	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	0	3	0	0	10	106	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	12	0	0	0	12	8	0	0
Vancouver Total	12	6	0	0	22	118	42	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	12	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	332	251	0	0	435	496	189	29

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	2	0	2
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	4	0	0	13	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	0	37	0	0
Burnaby - Central Park	0	26	0	0	0	0	0	0
Burnaby - Remainder	40	5	0	0	134	153	0	0
Burnaby Total	52	35	0	0	222	190	0	0
Coquitlam	143	28	0	0	284	137	2	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	3
Delta - North	0	23	0	0	4	0	0	0
Delta	0	23	0	0	6	55	0	3
Langley City	0	0	0	0	51	0	0	0
Langley District	85	96	0	0	106	72	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	31	0	0	0	21	0	0
New Westminster	19	10	0	0	30	97	0	0
North Vancouver City	4	3	0	0	155	4	0	0
North Vancouver DM	0	20	0	0	76	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	7	0	0	10	8	0	0
Port Moody	5	13	0	0	0	0	0	0
Richmond	187	42	0	0	423	199	144	0
Surrey - South	92	70	0	0	44	0	0	8
Surrey - Cloverdale	71	81	0	0	47	20	0	61
Surrey - North	147	155	0	0	115	68	0	24
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	11	0	0	0	259	0	0	0
Surrey Total	321	306	0	0	465	88	0	93
University Endowment Lands	0	0	0	0	0	62	72	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	226	42	204
Vancouver - Kitsilano	6	8	0	0	0	0	62	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	2	0	0
Vancouver - Kerrisdale	0	0	0	0	8	6	0	0
Vancouver - Marpole	0	0	0	0	6	4	0	0
Vancouver - Eastside	47	18	0	0	76	290	15	28
Vancouver - Mt. Pleasant	24	0	0	0	145	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	128	0	0
Vancouver - Westside	15	0	0	0	28	42	0	0
Vancouver Total	92	26	0	0	685	698	119	232
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	12	43	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	936	640	0	0	2,531	1,805	554	380

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	8	2	0	0	0	0	8	2
Burnaby - Mountain	0	0	75	0	0	0	75	0
Burnaby - North	14	6	0	4	0	0	14	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	10	3	0	37	0	0	10	40
Burnaby - Central Park	5	8	0	26	0	0	5	34
Burnaby - Remainder	39	11	60	0	0	0	99	11
Burnaby Total	68	28	135	67	0	0	203	95
Coquitlam	70	45	85	0	1	0	156	45
Delta - Tsawwassen	4	3	0	55	0	0	4	58
Delta - Ladner	6	10	0	4	0	4	6	18
Delta - North	0	0	0	0	0	0	0	0
Delta	10	13	0	59	0	4	10	76
Langley City	1	0	51	0	0	0	52	0
Langley District	77	38	32	17	1	1	110	56
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	44	38	0	0	0	0	44	38
New Westminster	7	13	7	122	0	0	14	135
North Vancouver City	8	4	33	3	0	0	41	7
North Vancouver DM	5	6	64	129	146	0	215	135
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	2	8	0	0	0	0	2	8
Port Moody	0	3	0	7	0	0	0	10
Richmond	40	12	63	32	0	0	103	44
Surrey - South	28	43	64	35	0	1	92	79
Surrey - Cloverdale	4	72	13	66	0	18	17	156
Surrey - North	57	95	48	63	0	7	105	165
Surrey - Guildford	0	3	0	0	0	0	0	3
Surrey - Whalley	15	16	11	0	0	0	26	16
Surrey Total	104	229	136	164	0	26	240	419
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	42	0	42	0
Vancouver - Kitsilano	1	0	0	3	0	0	1	3
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	2	0	0	0	0	2	2	2
Vancouver - Kerrisdale	0	6	0	0	0	0	0	6
Vancouver - Marpole	0	7	0	0	0	0	0	7
Vancouver - Eastside	17	19	0	100	4	3	21	122
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	31	23	12	0	6	4	49	27
Vancouver Total	52	57	12	103	52	9	116	169
West Vancouver	5	8	0	0	0	0	5	8
White Rock	9	12	0	0	0	0	9	12
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	511	517	618	703	200	40	1,329	1,260

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	2	9	0	0	0	0	2	9
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	9	5	0	0	0	2	9	7
Burnaby - Mountain	1	0	75	0	0	0	76	0
Burnaby - North	37	20	13	4	0	0	50	24
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	22	23	16	37	0	0	38	60
Burnaby - Central Park	10	21	0	26	0	0	10	47
Burnaby - Remainder	63	61	174	158	0	0	237	219
Burnaby Total	134	125	278	225	0	0	412	350
Coquitlam	118	153	373	103	2	50	493	306
Delta - Tsawwassen	5	9	0	55	0	0	5	64
Delta - Ladner	10	24	0	4	0	4	10	32
Delta - North	29	24	0	23	0	0	29	47
Delta	44	57	0	82	0	4	44	143
Langley City	3	0	51	0	0	0	54	0
Langley District	156	138	85	96	9	2	250	236
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	96	120	28	52	2	1	126	173
New Westminster	23	32	51	122	0	0	74	154
North Vancouver City	21	12	151	3	1	0	173	15
North Vancouver DM	22	13	64	151	146	0	232	164
Pitt Meadows	1	5	0	0	71	0	72	5
Port Coquitlam	4	10	10	7	0	0	14	17
Port Moody	2	6	5	13	0	0	7	19
Richmond	127	134	588	190	147	0	862	324
Surrey - South	81	163	138	72	0	8	219	243
Surrey - Cloverdale	43	268	129	81	3	61	175	410
Surrey - North	131	294	256	229	6	24	393	547
Surrey - Guildford	1	5	0	0	0	0	1	5
Surrey - Whalley	30	31	266	0	0	0	296	31
Surrey Total	286	761	789	382	9	93	1,084	1,236
University Endowment Lands	0	1	0	62	72	0	72	63
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	226	42	204	452	430
Vancouver - Kitsilano	4	6	6	8	62	0	72	14
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	6	3	0	0	0	2	6	5
Vancouver - Kerrisdale	11	22	0	0	2	1	13	23
Vancouver - Marpole	15	19	0	0	3	3	18	22
Vancouver - Eastside	132	112	48	275	46	41	226	428
Vancouver - Mt. Pleasant	12	4	169	0	0	0	181	4
Vancouver - Strath/Grand	0	128	0	0	0	0	0	128
Vancouver - Westside	92	79	16	20	19	12	127	111
Vancouver Total	285	373	649	529	174	263	1,108	1,165
West Vancouver	33	27	0	0	0	0	33	27
White Rock	16	23	0	21	0	0	16	44
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,382	2,005	3,122	2,038	633	415	5,137	4,458

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	4	0	0	0	0	2	0	6	4	50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	6	0	2	0	0	0	0	5	8	-37.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	4	0	0	0	0	0	33	1	37	-97.3
Burnaby - Central Park	3	0	0	4	0	0	0	0	3	4	-25.0
Burnaby - Remainder	10	9	2	6	11	0	0	0	23	15	53.3
Burnaby Total	19	19	2	12	11	0	0	33	32	64	-50.0
Coquitlam	23	2	0	0	61	29	15	10	99	41	141.5
Delta - Tsawwassen	2	2	0	0	0	0	0	0	2	2	0.0
Delta - Ladner	5	13	0	0	0	0	0	1	5	14	-64.3
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	7	15	0	0	0	0	0	1	7	16	-56.3
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	18	17	0	0	38	19	16	12	72	48	50.0
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	20	37	0	0	12	0	0	0	32	37	-13.5
New Westminster	0	2	0	0	0	0	0	0	0	2	-100.0
North Vancouver City	2	2	2	0	0	0	4	2	8	4	100.0
North Vancouver DM	9	6	0	0	0	0	2	0	11	6	83.3
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	1	0	2	0	5	12	6	8	14	20	-30.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	6	0	0	0	0	73	127	314	133	387	-65.6
Surrey - South	25	37	4	4	72	11	0	1	101	53	90.6
Surrey - Cloverdale	40	64	0	0	26	35	11	13	77	112	-31.3
Surrey - North	61	56	8	2	55	35	103	69	227	162	40.1
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	12	11	0	0	0	0	0	0	12	11	9.1
Surrey Total	139	168	12	6	153	81	114	83	418	338	23.7
University Endowment Lands	1	1	0	0	0	0	72	91	73	92	-20.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	199	0	199	-100.0
Vancouver - Kitsilano	0	0	0	0	0	0	0	68	0	68	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	1	0	0	0	0	2	0	5	1	**
Vancouver - Marpole	3	3	0	2	0	0	0	0	3	5	-40.0
Vancouver - Eastside	8	0	2	0	0	0	3	0	13	0	n/a
Vancouver - Mt. Pleasant	0	0	2	4	0	12	0	0	2	16	-87.5
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	20	8	0	4	0	12	8	0	28	24	16.7
Vancouver Total	34	12	4	12	0	24	13	267	51	315	-83.8
West Vancouver	14	3	2	0	0	0	0	0	16	3	**
White Rock	1	2	0	0	0	0	4	2	5	4	25.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	299	292	24	30	280	238	375	823	978	1,383	-29.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	3	4	0	0	0	0	0	0	3	4	-25.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	11	9	0	0	0	0	4	2	15	11	36.4
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	24	13	2	4	8	15	0	91	34	123	-72.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	8	10	0	2	12	0	0	33	20	45	-55.6
Burnaby - Central Park	19	3	2	12	0	0	0	0	21	15	40.0
Burnaby - Remainder	31	29	6	14	19	0	214	0	270	43	99
Burnaby Total	82	55	10	32	39	15	214	124	345	226	52.7
Coquitlam	62	41	18	4	70	61	121	557	271	663	-59.1
Delta - Tsawwassen	3	4	0	0	0	0	0	0	3	4	-25.0
Delta - Ladner	11	16	0	0	0	0	0	1	11	17	-35.3
Delta - North	13	22	6	0	43	10	0	1	62	33	87.9
Delta	27	42	6	0	43	10	0	2	76	54	40.7
Langley City	3	0	0	0	0	0	0	0	3	0	n/a
Langley District	52	58	0	2	127	65	46	170	225	295	-23.7
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	57	96	4	18	12	6	0	0	73	120	-39.2
New Westminster	23	20	2	0	0	0	0	240	25	260	-90.4
North Vancouver City	4	5	2	6	6	20	12	291	24	322	-92.5
North Vancouver DM	18	18	0	0	4	0	2	24	24	42	-42.9
Pitt Meadows	9	3	0	0	0	0	0	0	9	3	200.0
Port Coquitlam	3	3	4	0	5	42	30	88	42	133	-68.4
Port Moody	7	2	0	0	0	0	0	0	7	2	99
Richmond	35	23	8	2	15	178	139	421	197	624	-68.4
Surrey - South	112	114	24	22	139	57	0	272	275	465	-40.9
Surrey - Cloverdale	144	182	0	0	44	70	30	105	218	357	-38.9
Surrey - North	218	196	24	10	106	53	154	77	502	336	49.4
Surrey - Guildford	4	1	0	0	0	0	0	64	4	65	-93.8
Surrey - Whalley	46	41	2	0	0	10	0	116	48	167	-71.3
Surrey Total	524	534	50	32	289	190	184	634	1,047	1,390	-24.7
University Endowment Lands	1	3	0	2	0	0	134	91	135	96	40.6
Vancouver - West End	0	0	0	0	0	0	0	319	0	319	-100.0
Vancouver - Downtown	0	0	0	0	0	4	363	309	363	313	16.0
Vancouver - Kitsilano	3	0	2	0	3	0	3	130	11	130	-91.5
Vancouver - False Creek	0	0	0	0	0	7	0	860	0	867	-100.0
Vancouver - Granville/Oak	2	0	0	0	0	0	2	21	4	21	-81.0
Vancouver - Kerrisdale	18	3	0	0	0	0	2	0	20	3	99
Vancouver - Marpole	21	5	0	2	0	0	6	2	27	9	200.0
Vancouver - Eastside	38	47	2	2	3	6	158	42	201	97	107.2
Vancouver - Mt. Pleasant	2	1	6	6	0	30	0	0	8	37	-78.4
Vancouver - Strath/Grand	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Westside	88	14	2	4	0	31	12	0	102	49	108.2
Vancouver Total	172	70	14	16	6	78	546	1,683	738	1,847	-60.0
West Vancouver	37	28	2	0	0	0	0	0	39	28	39.3
White Rock	7	4	0	0	0	0	16	53	23	57	-59.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,138	1,020	120	114	616	665	1,448	4,380	3,322	6,179	-46.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	33	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	11	0	0	0	0	0	0	0
Burnaby Total	11	0	0	0	0	33	0	0
Coquitlam	61	29	0	0	14	10	1	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	38	19	0	0	16	12	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	4	2	0	0
North Vancouver DM	0	0	0	0	2	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	12	0	0	6	8	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	73	0	0	127	314	0	0
Surrey - South	72	11	0	0	0	0	0	1
Surrey - Cloverdale	26	35	0	0	2	6	9	7
Surrey - North	55	35	0	0	99	66	4	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	153	81	0	0	101	72	13	11
University Endowment Lands	0	0	0	0	0	91	72	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	199	0	0
Vancouver - Kitsilano	0	0	0	0	0	68	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	2	0	1	0
Vancouver - Mt. Pleasant	0	12	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	12	0	0	8	0	0	0
Vancouver Total	0	24	0	0	12	267	1	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	280	238	0	0	288	811	87	12

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	15	0	0	0	91	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	0	33	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	19	0	0	0	214	0	0	0
Burnaby Total	39	15	0	0	214	124	0	0
Coquitlam	70	61	0	0	70	557	51	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	43	10	0	0	0	0	0	1
Delta	43	10	0	0	0	0	0	2
Langley City	0	0	0	0	0	0	0	0
Langley District	127	65	0	0	46	170	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	6	0	0	0	0	0	0
New Westminster	0	0	0	0	0	240	0	0
North Vancouver City	6	20	0	0	12	291	0	0
North Vancouver DM	4	0	0	0	2	24	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	42	0	0	30	88	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	15	178	0	0	139	421	0	0
Surrey - South	139	57	0	0	0	269	0	3
Surrey - Cloverdale	44	70	0	0	2	64	28	41
Surrey - North	106	53	0	0	144	66	10	11
Surrey - Guildford	0	0	0	0	0	64	0	0
Surrey - Whalley	0	10	0	0	0	116	0	0
Surrey Total	289	190	0	0	146	579	38	55
University Endowment Lands	0	0	0	0	62	91	72	0
Vancouver - West End	0	0	0	0	0	319	0	0
Vancouver - Downtown	0	4	0	0	255	309	108	0
Vancouver - Kitsilano	3	0	0	0	3	130	0	0
Vancouver - False Creek	0	7	0	0	0	678	0	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	6	2	0	0
Vancouver - Eastside	0	6	3	0	129	42	29	0
Vancouver - Mt. Pleasant	0	30	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	31	0	0	12	0	0	0
Vancouver Total	3	78	3	0	409	1,501	137	182
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	16	53	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	613	665	3	0	1,148	4,141	300	239

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	4	0	0	0	0	6	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	8	0	0	0	0	5	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	4	0	33	0	0	1	37
Burnaby - Central Park	3	4	0	0	0	0	3	4
Burnaby - Remainder	12	15	11	0	0	0	23	15
Burnaby Total	21	31	11	33	0	0	32	64
Coquitlam	41	12	57	29	1	0	99	41
Delta - Tsawwassen	2	2	0	0	0	0	2	2
Delta - Ladner	5	13	0	0	0	1	5	14
Delta - North	0	0	0	0	0	0	0	0
Delta	7	15	0	0	0	1	7	16
Langley City	0	0	0	0	0	0	0	0
Langley District	33	28	38	19	1	1	72	48
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	13	37	19	0	0	0	32	37
New Westminster	0	2	0	0	0	0	0	2
North Vancouver City	8	4	0	0	0	0	8	4
North Vancouver DM	11	6	0	0	0	0	11	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	14	8	0	12	0	0	14	20
Port Moody	0	1	0	0	0	0	0	1
Richmond	8	0	125	387	0	0	133	387
Surrey - South	25	37	76	15	0	1	101	53
Surrey - Cloverdale	42	70	26	35	9	7	77	112
Surrey - North	61	56	162	103	4	3	227	162
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	12	11	0	0	0	0	12	11
Surrey Total	141	174	264	153	13	11	418	338
University Endowment Lands	1	1	0	91	72	0	73	92
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	199	0	0	0	199
Vancouver - Kitsilano	0	0	0	68	0	0	0	68
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	5	1	0	0	0	0	5	1
Vancouver - Marpole	3	5	0	0	0	0	3	5
Vancouver - Eastside	10	0	0	0	3	0	13	0
Vancouver - Mt. Pleasant	2	4	0	12	0	0	2	16
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	23	10	0	14	5	0	28	24
Vancouver Total	43	22	0	293	8	0	51	315
West Vancouver	16	3	0	0	0	0	16	3
White Rock	5	4	0	0	0	0	5	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	369	353	514	1,017	95	13	978	1,383

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Belcarra													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
April 2011	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	--	--
April 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2011	0	0.0	2	25.0	1	12.5	1	12.5	4	50.0	8	--	--
Year-to-date 2010	0	0.0	1	11.1	1	11.1	6	66.7	1	11.1	9	--	--
Burnaby													
April 2011	0	0.0	0	0.0	1	6.3	8	50.0	7	43.8	16	993,400	1,033,538
April 2010	0	0.0	0	0.0	7	35.0	8	40.0	5	25.0	20	884,000	932,633
Year-to-date 2011	0	0.0	0	0.0	11	17.5	27	42.9	25	39.7	63	985,000	1,009,278
Year-to-date 2010	0	0.0	0	0.0	20	29.0	29	42.0	20	29.0	69	889,900	963,949
Coquitlam													
April 2011	0	0.0	0	0.0	15	71.4	4	19.0	2	9.5	21	735,937	780,283
April 2010	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2011	0	0.0	1	1.6	40	64.5	6	9.7	15	24.2	62	760,022	826,013
Year-to-date 2010	0	0.0	11	25.0	24	54.5	5	11.4	4	9.1	44	659,900	750,705
Delta													
April 2011	0	0.0	0	0.0	6	37.5	9	56.3	1	6.3	16	850,000	849,586
April 2010	0	0.0	0	0.0	9	52.9	4	23.5	4	23.5	17	750,000	955,171
Year-to-date 2011	1	2.8	0	0.0	16	44.4	16	44.4	3	8.3	36	800,000	842,363
Year-to-date 2010	1	2.1	12	25.0	15	31.3	14	29.2	6	12.5	48	744,000	820,673
Langley City													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
April 2011	0	0.0	6	35.3	7	41.2	3	17.6	1	5.9	17	700,834	728,172
April 2010	0	0.0	12	63.2	3	15.8	1	5.3	3	15.8	19	620,000	765,526
Year-to-date 2011	2	3.9	24	47.1	17	33.3	5	9.8	3	5.9	51	638,800	729,776
Year-to-date 2010	0	0.0	38	57.6	11	16.7	7	10.6	10	15.2	66	648,000	770,367

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
April 2011	3	21.4	8	57.1	1	7.1	2	14.3	0	0.0	14	539,900	604,414
April 2010	15	38.5	22	56.4	2	5.1	0	0.0	0	0.0	39	549,900	537,918
Year-to-date 2011	6	12.0	29	58.0	12	24.0	3	6.0	0	0.0	50	568,950	604,502
Year-to-date 2010	35	29.9	74	63.2	8	6.8	0	0.0	0	0.0	117	559,000	551,738
New Westminster													
April 2011	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
April 2010	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Year-to-date 2011	11	29.7	21	56.8	2	5.4	2	5.4	1	2.7	37	518,127	564,670
Year-to-date 2010	0	0.0	12	70.6	4	23.5	0	0.0	1	5.9	17	628,000	663,744
North Vancouver City													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
North Vancouver DM													
April 2011	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	22.7	17	77.3	22	1,347,000	1,614,859
Year-to-date 2010	1	7.7	0	0.0	1	7.7	0	0.0	11	84.6	13	1,560,000	1,428,146
Pitt Meadows													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2010	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Port Coquitlam													
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Port Moody													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Richmond													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	2.9	2	5.9	31	91.2	34	1,500,000	1,542,706
Year-to-date 2010	0	0.0	3	8.3	6	16.7	4	11.1	23	63.9	36	1,000,000	1,115,661

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2011	15	9.8	47	30.7	63	41.2	22	14.4	6	3.9	153	693,080	700,790
April 2010	8	4.7	89	51.7	52	30.2	16	9.3	7	4.1	172	619,000	680,442
Year-to-date 2011	43	7.6	244	43.3	167	29.7	81	14.4	28	5.0	563	649,000	699,156
Year-to-date 2010	33	6.0	312	57.1	139	25.5	45	8.2	17	3.1	546	599,000	652,895
University Endowment Lands													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
April 2011	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	2,759,000	2,400,303
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	2,808,000	2,774,684
Year-to-date 2011	0	0.0	0	0.0	2	1.9	19	18.3	83	79.8	104	2,819,500	2,525,347
Year-to-date 2010	0	0.0	0	0.0	5	4.8	38	36.2	62	59.0	105	1,000,000	1,762,028
West Vancouver													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	3,200,000	3,238,789
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	3,120,000	3,224,550
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	2,991,950	3,105,400
White Rock													
April 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
April 2010	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2011	0	0.0	0	0.0	2	25.0	1	12.5	5	62.5	8	--	--
Year-to-date 2010	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
Indian Reserves													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
April 2011	19	6.2	65	21.1	95	30.8	58	18.8	71	23.1	308	759,450	1,071,197
April 2010	23	7.3	123	39.0	80	25.4	35	11.1	54	17.1	315	680,000	929,315
Year-to-date 2011	63	5.7	333	30.0	273	24.6	172	15.5	270	24.3	1,111	739,000	1,048,912
Year-to-date 2010	71	6.3	468	41.7	237	21.1	151	13.4	196	17.5	1,123	659,900	875,725

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2011**

Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,033,538	932,633	10.8	1,009,278	963,949	4.7
Coquitlam	780,283	--	n/a	826,013	750,705	10.0
Delta	849,586	955,171	-11.1	842,363	820,673	2.6
Langley City	--	--	n/a	--	--	n/a
Langley District	728,172	765,526	-4.9	729,776	770,367	-5.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	604,414	537,918	12.4	604,502	551,738	9.6
New Westminster	--	--	n/a	564,670	663,744	-14.9
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,614,859	1,428,146	13.1
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	--	n/a	1,542,706	1,115,661	38.3
Surrey Total	700,790	680,442	3.0	699,156	652,895	7.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,400,303	2,774,684	-13.5	2,525,347	1,762,028	43.3
West Vancouver	3,238,789	--	n/a	3,224,550	3,105,400	3.8
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,071,197	929,315	15.3	1,048,912	875,725	19.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
April 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
Q1 2010		3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
Q1 2011		3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
YTD 2010		4,409	5,229	21%	985,695	1,909	1,816	26%	533,661	4,744	5,716	21%	428,934
YTD 2011		5,406	5,054	26%	1,171,167	2,087	1,984	26%	570,190	4,742	5,377	22%	461,351

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
First Quarter 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4	2,950	7,059	14%	970,291	1,317	2,461	18%	552,808	3,173	6,953	15%	433,792
2011	Q1	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
	Q2												
	Q3												
	Q4												
	YTD 2010	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	YTD 2011	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	98.2	113.1	1,208	7.9	66.5	823
	February	604	3.60	5.39	98.7	113.9	1,209	7.8	66.4	826
	March	631	3.60	5.85	99.3	113.6	1,205	7.8	66.1	826
	April	655	3.80	6.25	99.7	114.2	1,206	7.6	65.9	828
	May	639	3.70	5.99	99.9	114.6	1,207	7.6	65.9	838
	June	633	3.60	5.89	99.8	114.5	1,212	7.6	66.0	842
	July	627	3.50	5.79	99.0	115.7	1,219	7.5	66.2	846
	August	604	3.30	5.39	99.0	115.7	1,226	7.4	66.4	848
	September	604	3.30	5.39	98.6	115.6	1,232	7.3	66.5	850
	October	598	3.20	5.29	98.7	116.1	1,235	7.3	66.6	852
	November	607	3.35	5.44	98.5	116.0	1,232	7.2	66.3	844
	December	592	3.35	5.19	98.4	115.5	1,231	7.3	66.2	837
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,226	8.1	66.3	830
	March	601	3.50	5.34	98.7	117.0	1,226	8.2	66.3	832
	April	621	3.70	5.69		117.2	1,231	8.4	66.6	835
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA

April 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2011	17	0	4	0	0	0	0	0	21
April 2010	45	0	10	0	0	0	0	0	55
% Change	-62.2	n/a	-60.0	n/a	n/a	n/a	n/a	n/a	-61.8
Year-to-date 2011	63	0	10	1	27	87	0	0	188
Year-to-date 2010	124	0	30	1	7	0	0	0	162
% Change	-49.2	n/a	-66.7	0.0	**	n/a	n/a	n/a	16.0
UNDER CONSTRUCTION									
April 2011	127	2	52	2	85	87	4	0	359
April 2010	209	0	64	6	45	157	1	0	482
% Change	-39.2	n/a	-18.8	-66.7	88.9	-44.6	**	n/a	-25.5
COMPLETIONS									
April 2011	25	0	8	0	18	0	0	0	51
April 2010	13	0	10	0	0	0	0	0	23
% Change	92.3	n/a	-20.0	n/a	n/a	n/a	n/a	n/a	121.7
Year-to-date 2011	108	0	26	1	30	0	0	0	165
Year-to-date 2010	81	0	32	12	6	136	0	0	267
% Change	33.3	n/a	-18.8	-91.7	**	-100.0	n/a	n/a	-38.2
COMPLETED & NOT ABSORBED									
April 2011	90	0	9	0	10	65	0	0	174
April 2010	84	0	7	5	29	64	0	0	189
% Change	7.1	n/a	28.6	-100.0	-65.5	1.6	n/a	n/a	-7.9
ABSORBED									
April 2011	34	0	8	1	17	10	0	0	70
April 2010	17	0	12	5	1	0	0	0	35
% Change	100.0	n/a	-33.3	-80.0	**	n/a	n/a	n/a	100.0
Year-to-date 2011	104	0	22	3	35	13	0	0	177
Year-to-date 2010	79	0	28	9	13	146	0	0	275
% Change	31.6	n/a	-21.4	-66.7	169.2	-91.1	n/a	n/a	-35.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
April 2011	12	0	4	0	0	0	0	0	16
April 2010	39	0	10	0	0	0	0	0	49
Mission DM									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	6	0	0	0	0	0	0	0	6
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
April 2011	17	0	4	0	0	0	0	0	21
April 2010	45	0	10	0	0	0	0	0	55
UNDER CONSTRUCTION									
Abbotsford City									
April 2011	77	0	52	2	85	87	4	0	307
April 2010	140	0	64	6	45	157	1	0	413
Mission DM									
April 2011	50	2	0	0	0	0	0	0	52
April 2010	69	0	0	0	0	0	0	0	69
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
April 2011	127	2	52	2	85	87	4	0	359
April 2010	209	0	64	6	45	157	1	0	482
COMPLETIONS									
Abbotsford City									
April 2011	19	0	8	0	18	0	0	0	45
April 2010	13	0	10	0	0	0	0	0	23
Mission DM									
April 2011	6	0	0	0	0	0	0	0	6
April 2010	0	0	0	0	0	0	0	0	0
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
April 2011	25	0	8	0	18	0	0	0	51
April 2010	13	0	10	0	0	0	0	0	23

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2011	67	0	9	0	8	61	0	0	145
April 2010	61	0	7	5	18	52	0	0	143
Mission DM									
April 2011	23	0	0	0	2	4	0	0	29
April 2010	23	0	0	0	11	12	0	0	46
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
April 2011	90	0	9	0	10	65	0	0	174
April 2010	84	0	7	5	29	64	0	0	189
ABSORBED									
Abbotsford City									
April 2011	27	0	8	1	17	10	0	0	63
April 2010	17	0	12	5	0	0	0	0	34
Mission DM									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	0	0	0	0	1	0	0	0	1
Indian Reserves									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
April 2011	34	0	8	1	17	10	0	0	70
April 2010	17	0	12	5	1	0	0	0	35

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Abbotsford City	12	39	0	0	0	0	4	10	16	49	-67.3
Mission DM	5	6	0	0	0	0	0	0	5	6	-16.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	17	45	0	0	0	0	4	10	21	55	-61.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	35	88	0	0	27	7	97	30	159	125	27.2
Mission DM	29	37	0	0	0	0	0	0	29	37	-21.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	64	125	0	0	27	7	97	30	188	162	16.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Abbotsford City	0	0	0	0	4	10	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	4	10	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	27	7	0	0	97	30	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	27	7	0	0	97	30	0	0

Table 2.4: Starts by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Abbotsford City	16	49	0	0	0	0	16	49
Mission DM	5	6	0	0	0	0	5	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	21	55	0	0	0	0	21	55

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	44	117	115	8	0	0	159	125
Mission DM	29	37	0	0	0	0	29	37
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	73	154	115	8	0	0	188	162

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Abbotsford City	19	13	0	0	18	0	8	10	45	23	95.7
Mission DM	6	0	0	0	0	0	0	0	6	0	n/a
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	25	13	0	0	18	0	8	10	51	23	121.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	82	61	6	0	24	6	26	168	138	235	-41.3
Mission DM	27	32	0	0	0	0	0	0	27	32	-15.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	109	93	6	0	24	6	26	168	165	267	-38.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Abbotsford City	18	0	0	0	8	10	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	18	0	0	0	8	10	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	24	6	0	0	26	168	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	24	6	0	0	26	168	0	0

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Abbotsford City	27	23	18	0	0	0	45	23
Mission DM	6	0	0	0	0	0	6	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	33	23	18	0	0	0	51	23

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	107	81	31	154	0	0	138	235
Mission DM	27	32	0	0	0	0	27	32
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	134	113	31	154	0	0	165	267

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2011	0	0.0	7	25.0	12	42.9	6	21.4	3	10.7	28	574,450	624,821
April 2010	0	0.0	11	50.0	2	9.1	1	4.5	2	9.1	22	559,000	591,700
Year-to-date 2011	5	5.8	27	31.4	8	9.3	13	15.1	8	9.3	86	569,900	600,587
Year-to-date 2010	2	3.7	23	42.6	5	9.3	5	9.3	5	9.3	54	560,000	586,643
Mission DM													
April 2011	2	28.6	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	6	28.6	11	52.4	0	0.0	2	9.5	0	0.0	21	469,900	500,476
Year-to-date 2010	17	50.0	16	47.1	0	0.0	1	2.9	0	0.0	34	454,450	454,547
Indian Reserves													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford CMA													
April 2011	2	5.7	11	31.4	3	8.6	6	17.1	3	8.6	35	569,900	597,957
April 2010	0	0.0	11	50.0	2	9.1	1	4.5	2	9.1	22	559,000	591,700
Year-to-date 2011	11	10.3	38	35.5	8	7.5	15	14.0	8	7.5	107	565,900	580,939
Year-to-date 2010	19	21.6	39	44.3	5	5.7	6	6.8	5	5.7	88	502,450	535,606

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2011

Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	624,821	591,700	5.6	600,587	586,643	2.4
Mission DM	--	--	n/a	500,476	454,547	10.1
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	597,957	591,700	1.1	580,939	535,606	8.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
April 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	905	150.7	1,526	2,572	2,795	54.6	433,971	8.3	452,208
	February	1,119	74.0	1,275	2,573	2,645	48.2	436,157	11.2	445,202
	March	1,458	56.4	1,306	3,073	2,449	53.3	455,947	16.1	461,389
	April	1,677	37.5	1,310	3,453	2,861	45.8	454,557	11.1	453,049
	May	1,403	-0.8	1,128	3,137	2,559	44.1	457,651	9.1	453,948
	June	1,681	-10.4	1,208	2,835	2,386	50.6	469,792	10.6	458,654
	July	1,035	-47.8	872	2,033	1,857	47.0	459,361	8.0	455,119
	August	946	-43.3	901	1,901	2,039	44.2	424,303	-2.4	415,574
	September	967	-35.0	1,017	2,173	2,140	47.5	444,997	1.9	446,633
	October	941	-40.6	1,058	1,898	2,069	51.1	456,169	2.4	451,133
	November	1,021	-27.5	1,165	1,546	2,095	55.6	455,017	5.4	467,310
	December	824	-23.8	1,211	952	2,250	53.8	444,258	-0.5	445,577
2011	January	773	-14.6	1,292	2,362	2,544	50.8	441,544	1.7	469,746
	February	1,201	7.3	1,374	2,749	2,755	49.9	483,509	10.9	498,705
	March	1,730	18.7	1,469	3,033	2,321	63.3	526,828	15.5	532,576
	April	1,414	-15.7	1,234	2,617	2,371	52.0	534,123	17.5	531,040
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,482	79.9		8,218			443,875	12.7	
	Q1 2011	3,704	6.4		8,144			494,984	11.5	
	YTD 2010	5,159	63.5		11,671			447,348	11.9	
	YTD 2011	5,118	-0.8		10,761			505,797	13.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

***: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	97.3	112.2	91	7.2	69.8	798
	February	604	3.60	5.39	97.7	113.2	91	6.5	69.4	799
	March	631	3.60	5.85	98.2	112.6	91	6.2	69.0	791
	April	655	3.80	6.25	98.6	113.2	91	6.8	69.5	778
	May	639	3.70	5.99	98.8	113.6	91	7.9	70.1	773
	June	633	3.60	5.89	98.7	113.4	91	8.4	70.2	759
	July	627	3.50	5.79	97.9	114.6	91	8.1	69.5	752
	August	604	3.30	5.39	97.9	114.5	90	7.9	68.7	757
	September	604	3.30	5.39	97.6	114.5	89	7.7	68.1	770
	October	598	3.20	5.29	97.6	114.8	89	9.0	68.5	780
	November	607	3.35	5.44	97.4	114.9	88	9.6	68.2	780
	December	592	3.35	5.19	97.3	114.6	86	10.1	67.1	785
2011	January	592	3.35	5.19	97.3	114.8	86	9.7	66.4	790
	February	607	3.50	5.44	97.4	115.2	85	10.1	65.8	806
	March	601	3.50	5.34	97.6	116.1	85	10.2	66.1	822
	April	621	3.70	5.69		116.3	85	9.4	65.0	817
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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